

NOTICE OF PREPARATION

FAIRMONT BUTTE MOTORSPORTS PARK PROJECT

COUNTY PROJECT No. 02-176

PLAN AMENDMENT No. 02-176

CONDITIONAL USE PERMIT No. 02-176

ZONE CHANGE No. 02-176

PARCEL MAP No. 26805

**LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012**

MARCH 2005

NOTICE OF PREPARATION

FAIRMONT BUTTE MOTORSPORTS PARK PROJECT

COUNTY PROJECT NO. 02-176 PLAN AMENDMENT, CONDITIONAL USE PERMIT, ZONE CHANGE PARCEL MAP NO. 26805

The County of Los Angeles will be the lead agency and will prepare an Environmental Impact Report for the project identified below. In compliance with Section 15082 of the *California Environmental Quality Act (CEQA) Guidelines*, the County of Los Angeles is sending this Notice of Preparation (NOP) to each responsible and federal agency and interested parties involved in approving the project and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the NOP each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information related to that agency's area of statutory responsibility.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The review period for the NOP will be from March 28 to April 28, 2005. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but not later than May 5, 2005. Please direct all written comments to Daniel Fierros, County of Los Angeles Department of Regional Planning, 320 West Temple Street, Room 1348, Los Angeles, California 90012. In your written response, please include the name of a contact person in your agency.

1.0 Project Location

The Fairmont Butte Motorsports project site is situated in an unincorporated portion of Los Angeles County, approximately 14 miles northwest of the City of Lancaster, near the community of Fairmont (**Figure 1**). Specifically, the approximately 322-acre site is rectangular in shape and is bounded by Highway 138 (Avenue D) to the north, 155th Street West to the west, 150th Street West to the east and open space to the south (**Figure 2**). The project site is located within the Fairmont Butte USGS 7.5-minute quadrangle (**Figure 3**).

The southern portion of the project site is within the current boundaries of County of Los Angeles Significant Ecological Area (SEA) 57, while the northern portion of the site is outside the SEA boundaries. The proposed project would be constructed in the northern portion of the site outside the boundaries of SEA 57.

2.0 Site Characteristics

The undeveloped project site consists of a rectangular parcel of land approximately 5,292 feet long (south to north) by 2,646 feet wide (east to west) with a total area of approximately 322 acres. The northern portion of the project site has been subject to past disturbances from roadway construction, agricultural use, gravel mining activities, and on-going disturbance from sheep grazing and off-highway vehicle (OHV) use. As shown in **Figure 3**, proposed development activities would occur in this northern portion of the site. The southern portion of the site includes a portion of Fairmont Butte, which is generally hilly and rocky. This portion of the site has not been subject to the historic disturbances that have occurred in the northern portion of the site.

Land uses east and west of the site, include agricultural operations such as tree farms, fruit orchards, alfalfa cultivation and dry farmed barley. Patches of Joshua tree woodlands occur adjacent to Avenue D, but woodlands have been fragmented west of the site into small islands of habitat through conversion of surrounding parcels to agricultural and residential uses.

The site is bounded to the north by Highway 138 and very low-density, rural, residential development and on-going alfalfa cultivation. South of the project site, land uses are generally characterized by natural open space.

2.1 Surface Hydrology

As shown in **Figure 4**, a single drainage course occurs on the project site. Broad Canyon wash crosses the site from west to east along the northwest edge of Fairmont Butte. Broad Canyon wash is disturbed by causal OHV use and there is no riparian vegetation associated with the drainage. Another wash touches the southeastern corner of the site and a seasonal impoundment located just off site to the south occurs with this drainage. Broad Canyon wash and the off-site unnamed wash both eventually percolate into the water table. As the on-site drainage is not hydrologically connected to a “waters of the U.S.,” the Army Corps of Engineers (ACOE) has determined that the drainages are not subject to their jurisdiction. However, these drainages fall under the jurisdiction of the California Department of Fish and Game (CDFG) pursuant to Sections 1601–1603 of the California Fish and Game Code.



SOURCE: Thomas Bros. Maps – 2002, Impact Sciences, Inc. – October 2004

FIGURE 2

Site Location

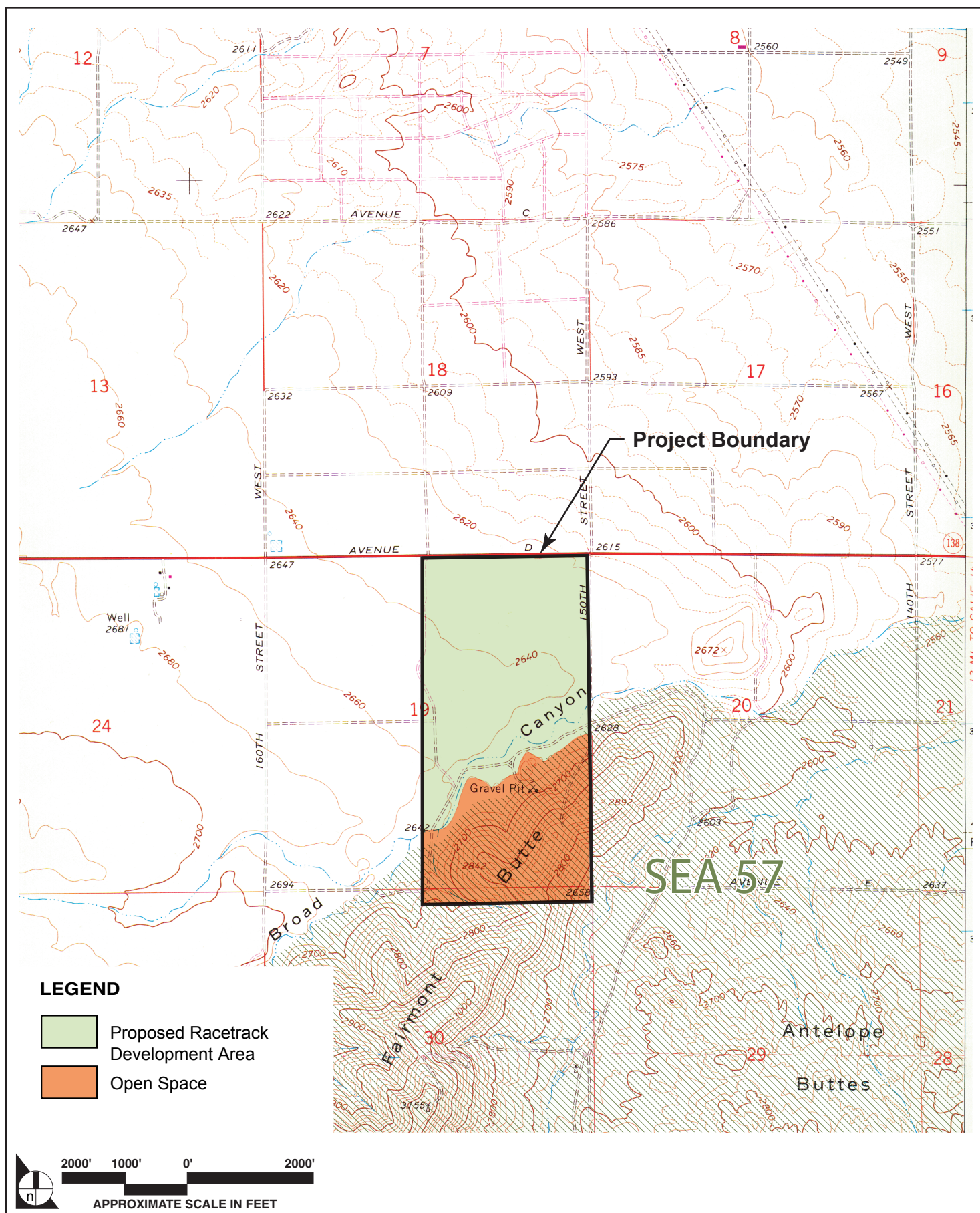
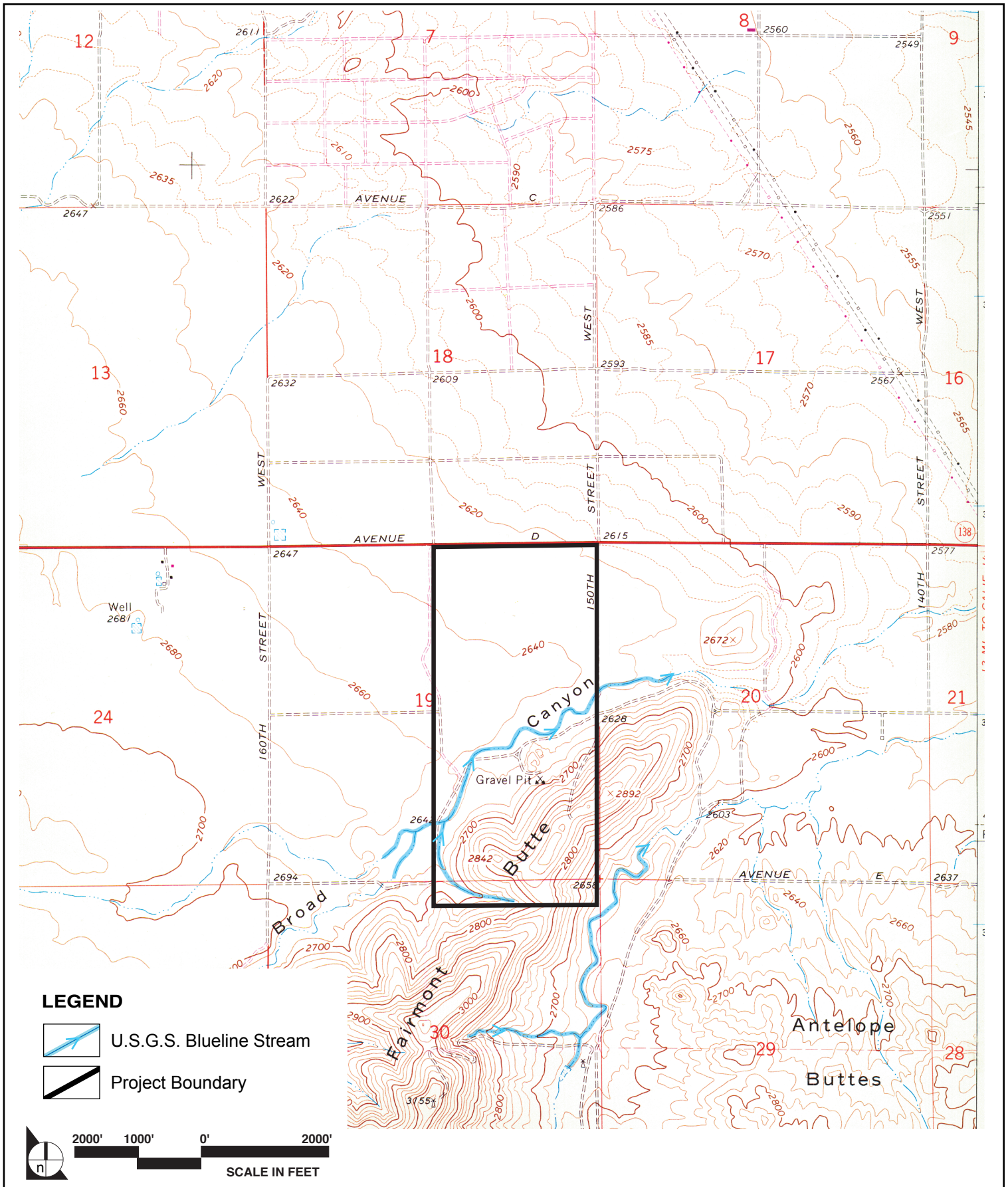


FIGURE 3

Site Topography



SOURCE: Impact Sciences, Inc. – December 2004

FIGURE 4

Drainages

2.2 Landforms and Geologic Features

From north to south, on-site topography varies from an area with little topographic relief to areas of hills. Elevations on the site range from approximately 2,650 feet mean sea level (msl) at the northeast and southeast corners of the property to approximately 3,040 feet msl at the top of the Fairmont Butte just off-site to the southwest. A topographic map is provided in **Figure 4**. The Fairmont Butte consists of rock outcrops. These geologic features are unique to the region and provide a distinct topographic feature.

2.3 Soils

Seven soil types occur over the site including Agua Dulce stony loam, Greenfield sandy loam (0–2 percent and 2–9 percent slopes), Hanford sandy loam, Hanford coarse sandy loam and Ramona coarse sandy loam (0–2 percent and 2–5 percent slopes).

2.4 Biota

2.4.1 Site Vegetation

Vegetation on the Fairmont Butte Motorsports Park site consists of six plant communities including annual grassland, buckwheat scrub, rubber rabbitbrush scrub, desert needlegrass grassland, desert wash and seasonal pond.

2.4.2 Common Wildlife

Open habitat on the project site is particularly well suited for predatory birds, as the Fairmont Butte provides good roost sites with excellent visibility over the surrounding open fields and hills. Several common raptor species were observed foraging on the site, including red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*) and turkey vulture (*Cathartes aura*). Great-horned owl (*Bubo virginianus*) pellets were observed on the rock outcrops of Fairmont Butte. Other common bird species observed on the site include mourning dove (*Zenaida macroura*), common raven (*Corvus corax*), horned lark (*Eremophila alpestris*), rock wren (*Salpinctes obsoletus*) and sage sparrow (*Amphispiza belli*).

The grassland and scrub communities on the site provide cover and food for seed gathering small mammals, which in turn provide prey for larger mammals and raptors. Mammals observed on the site include black-tailed jackrabbit (*Lepus californicus*), Botta's pocket gopher (*Thomomys bottae*), kangaroo rat (*Dipodomys* sp.), desert woodrat (*Neotoma lepida*) and coyote (*Canis latrans*).

The desert wash, scrub and grassland communities on the site also provide habitat for several reptile species. Reptiles observed during field surveys include side-blotched lizard (*Uta stansburiana*), desert spiny lizard (*Sceloporus magister*) and Mohave rattlesnake (*Crotalus scutulatus*).

2.4.3 Special-Status Biological Resources

Plant surveys were conducted in May of 2003. Based on these surveys and an evaluation of the habitat requirements of locally occurring special-status plant species relative to the habitat types on the project site, no special-status plants were observed or are expected to occur on the project site.

Desert tortoise and Mohave ground squirrel have historically occurred in the project area and, given the presence of suitable habitat, could have occurred on the project site. However, based on both the current accepted ranges of these species and the current conditions on the project site, these species are not expected to currently occupy the project site. The following special-status wildlife species were either observed on the site or, based on the presence of suitable habitat, could occupy the site as a resident, nesting, or wintering species: four fairy shrimp species (Conservancy, long horn, vernal pool and Riverside), coast horned lizard, western burrowing owl, Ferruginous hawk, mountain plover, merlin, loggerhead shrike, pallid bat, western small-footed myotis, fringed myotis, Yuma myotis and American badger.

2.4.4 Wildlife Movement Corridors

The project site is not part of a wildlife movement corridor recognized by a local or regional planning agency or document. However, there are no physical barriers on or bordering the project site that would substantially limit wildlife movement. Additionally, the patchwork of habitat types on the site and the arrangement of the surrounding low-density, rural development, alfalfa fields and fallow fields, provide conditions conducive to the local movement of wildlife. Given the above, it is likely the site is used by a variety of wildlife species as they move within their home ranges or while dispersing.

3.0 Project Description

3.1 Requested Approvals

Tentative Parcel Map: The Tentative Parcel Map subdivides one 322-acre project site into three parcels: Parcel 1 22.5 acres, Parcel 2 22.5 acres and Parcel 3 277 acres. The development of the racetrack facility would take place on Parcel 3. **Figure 5** illustrates the proposed subdivision into Parcels 1, 2 and 3.

Plan Amendment: The project as proposed, is not consistent with the existing County of Los Angeles General Plan. A General Plan Amendment requesting Parcel 3 to be changed from Non-Urban to Commercial is proposed. An application for Local Plan Amendment to Antelope Valley Areawide General Plan is also included in the application to amend the land use category for Parcel 3 from Non-Urban 1 to Commercial.

Zone Change: A Zone Change for Parcel 3 from Agricultural (A-2-5) to Commercial Recreational (C-R) is proposed.

Conditional Use Permit: A Conditional Use Permit is required since a portion of the site is within a SEA and to allow use of site as an automotive racetrack. It is anticipated that the restaurant and clubhouse be open only to members and guests and would serve beer, wine and other alcoholic beverages.

3.2 Racetrack

The project involves the construction and operation of an automotive racetrack. As shown on **Figure 6**, the racetrack would be a road course configuration approximately 3.6 miles in length. The primary use of the facility would be for private clubs and racing organizations and automotive testing.

The racetrack would operate during daylight hours. Some people may do their maintenance during nighttime and may stay overnight in their mobile trailers. Racing and automotive testing would occur during the weekdays and would involve approximately five to ten cars. At this time approximately 35 persons would be employed at the facility on a full-time basis.

Larger racing events would occur on weekends with an expected attendance of approximately 200–300 entered cars. These events are open to the public and are generally sponsored by private car clubs or other racing organizations. Weekend events would be limited to drivers, crews and friends. Few spectators are expected or encouraged.

A listing of uses ancillary to the racetrack is provided below. The operational characteristics of these ancillary facilities are also provided.

Proposed Structure/Facility	Quantity	Footprint ¹	Total Square Footage
Administration Building	1	2,000 sq. ft.	2,000 sq. ft.
Registration Building	1	392 sq. ft.	392 sq. ft.
Paddock Shelters	4	6,500 sq. ft.	26,000 sq. ft.
Tower Buildings	3	900 sq. ft.	2,700 sq. ft.
Service Units	1	18,900 sq. ft.	18,900 sq. ft.
Caretaker Houses	2	2,208 sq. ft.	4,416 sq. ft.
Restaurant/ Clubhouse	1	12,000 sq. ft.	12,000 sq. ft.
Paddock Garages	2	22,500 sq. ft.	45,000 sq. ft.
Garage Lounges	26	2,250 sq. ft.	58,500 sq. ft.
Water Tank	2	n/a	500,000 gallons
Septic System	2 fields	n/a	20,000 sq. ft.
Retention Basins	5 basins	n/a	358,400 sq. ft.

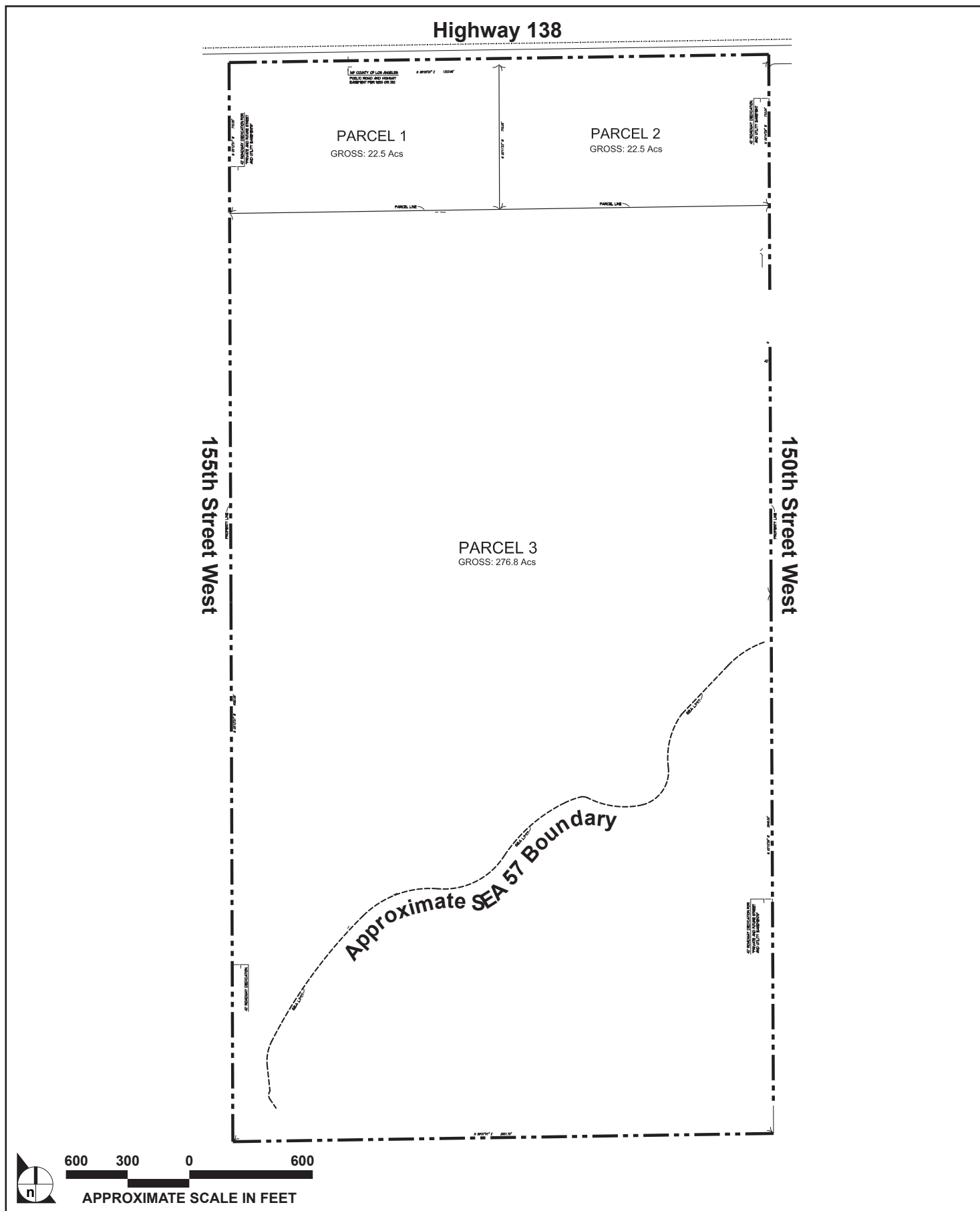
Administration Building: This building is to be occupied by four to six administrative people during operating hours. Quantity one, single-story, stucco, wood and steel construction, 2,000-square-foot footprint. The building will have restrooms and a small kitchen. At first this may be a modular building.

Registration Building: This building is to be occupied by four to six administrative people during race registration mainly on race weekends. Quantity one, single-story, stucco, wood and steel construction, 392-square-foot footprint. The building will have a restroom. At first this may be a modular building.

Paddock Shelters: Rental shelters for racecars and their crews to be used during events. Four shelters are proposed with an approximate 26,000-square-foot footprint total.

Tower Buildings: The top floor of these buildings will be used by the officials, safety personnel, track announcers and observers. The rest of the buildings will be used for meetings, race organizer's headquarters and storage of vehicles and equipment. Quantity three, block and steel construction, 900-square-foot footprint each, three stories, 2,700-square-foot total space. The buildings will have restrooms; one tower may have a cafeteria/kitchen. At first these may be a modular building.

¹ Please note that measurements are approximate.



SOURCE: HMK Engineering, Inc. – December 3, 2004

FIGURE 5

Locations of Parcels 1, 2, & 3



FIGURE 6

FAIRMONT BUTTE MOTORSPORTS PARK

Service Units: These units will be rented out, usually on an annual basis, to businesses that will cater to the racing community, such as companies that prepare and test racecars or provide automotive services such as weld shops and tire shops, medical facilities and motion picture studios for the production of automotive programs and commercials. They will be divided to suit the occupant's requirements into about six separate areas, each containing a restroom. Quantity one, single-story, block and steel construction, 18,900-square-foot footprint.

Caretaker Houses: These houses will be permanent or semi-permanent residences for the caretaker, owner, or others associated with the facility. Quantity two, single-story, stucco, wood and steel construction, 2,208-square-foot footprint each. Each will contain a kitchen and two or three bathrooms. At first these may be modular buildings.

Restaurant/Clubhouse: This facility will be used like a clubhouse at a golf course. Use of the restaurant/clubhouse, meeting facilities, showers and restrooms would be limited to members and guests. Quantity one, two-story, block and steel construction, 12,000-square-foot footprint, two stories. The restaurant will be approximately 3,000 square feet, the kitchen will be approximately 2,000 square feet, and the bar area will be approximately 500 square feet with a total area of approximately 5,500 square feet.

Paddock Garages: The spaces in these garages will be rented out to race participants on a daily or per event basis. Racecar drivers and crews will use them to work on their cars during race events or during mid-week practice or development sessions. Quantity two, single-story, block and steel construction, 22,500-square-foot footprint each. Both will contain restroom and showers, one may have a cafeteria/kitchen.

Garage Lounges: The first level of these units, like the paddock garages, will be used by racecar drivers and crews to work on their cars during race events and during mid-week practice or development sessions. Upstairs there will be a lounge, kitchen, bathrooms, storage, sleeping area and observation deck. They will be rented on a weekend, weekly, monthly or annual basis. Quantity 26, two-story, block and steel construction, 2,250-square-foot footprint each, 58,500-square-foot total space.

Water Tank: Two water tanks are proposed and are illustrated on **Figure 6**. Each tank is situated in the northern portion of Parcel 3. A 250,000-gallon, metal, above-ground tank is proposed for the purposes of irrigation and fire suppression. A 75,000-gallon, metal, above-ground tank is proposed for on-site potable water requirements.

Septic Systems: Deep seepage pits are designed to accommodate wastewater generated on site and are proposed with an associated leach field system to treat and dispose of domestic wastewater.

Retention Basins: As shown on **Figure 6**, five retention basins are proposed and are situated in the northern portion of the racetrack facility. These basins total approximately 358,400 square feet.

3.3 Access/Parking

Access would be provided at one location via 150th Street West approximately 2,000 feet south of Avenue D. Parking would occur throughout a paved parking area that is situated in the central portion of the proposed motorsports facility. The access road (a partial extension of 150th Street West) would include a 32-foot, paved cross-section with a curb located along the western perimeter of the roadway. Parking would be provided throughout the paddock portion of the motorsports facility.

3.4 Grading

Grading on site would consist of approximately 270,000 cubic yards of raw cut and fill. Given site topography, grading on site would be balanced, and no import or export of material is anticipated.

4.0 Initial Study

In conformance with Section 15063 of the implementing Guidelines for California Environmental Quality Act (California Code of Regulations Title 14, Chapter 3), the County of Los Angeles prepared an Initial Study (**Attachment A**) and determined that the project had the potential to result in significant adverse impacts, and consistent with Section 15063(b)(1)(A), required preparation of an EIR. The following environmental topics are defined in the following pages:

Geotechnical Hazards
Fire Hazards
Noise
Hydrology / Water Quality
Air Quality
Biological Resources
Cultural Resources
Aesthetics

Traffic
Public Services
Public Utilities
Environmental Safety
Land Use / Planning
Alternatives
Growth-Inducing Impacts

5.0 Impact Analyses

Scopes of work for each required topic as part of the Initial Study process are proposed below. It is expected that these scopes of work may be modified based on information received as part of this Notice of Preparation process or as deemed appropriate by the Lead Agency.

5.1 Geotechnical Hazards

The following scope of work is proposed to define and evaluate this project's potential adverse effect on the geology / soils environments.

1. Incorporate the available geotechnical, geologic and soils information developed from the literature. This discussion in the Draft EIR shall include a description of existing earth materials, geologic units and seismic hazards.
2. Based on information provided by the applicant, describe and analyze proposed grading and manufactured slopes and general areas of cut and fill will be discussed.
3. Based on the conclusions of the geotechnical investigation, potential impacts will be analyzed as follows:
 - a. Document the locations of the nearest active faults and determine whether there would be any hazards related to fault rupture.
 - b. Determine whether people or structures would be exposed to significant effects from ground shaking, ground failure, or landslides.
 - c. Discuss the potential for erosion-related impacts from grading and with regard to the drainage swales on site.
 - d. Discuss the potential for the project to be located on an unstable geologic unit or soil with the associated hazards.
 - e. Discuss soils constraints (expansive soils, corrosive soils) related to structural development.
4. Incorporate recommendations and mitigation measures from the geotechnical investigation and document their effectiveness at reducing impacts to a less than significant level.

5.2 Fire Hazards

The following scope of work is proposed to define and evaluate this project's potential fire hazards.

1. Identify if the project site is located in a Very High Fire Hazard Severity Zone (Fire Zone 4).
2. Discuss the proposed project's plans to supply the site, which is located in an area having inadequate water and pressure to meet fire flow standards, with water service.
3. Determine if the project site located proximally to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing).
4. Assess the proposed use and whether it constitutes a potentially dangerous fire hazard.

5.3 Noise

It is anticipated that noise generated by the racetrack would increase on- and off-site ambient noise levels during operations. The following scope of work is proposed to define and evaluate this project's potential adverse effect on the noise environment.

1. A description of existing noise sources and the noise environment in the vicinity of the project site.
2. A summary of noise measurements on the project site and along roadways most affected by increases in project traffic.
3. Identification of noise-sensitive land uses or activities in the vicinity of the project site and along roadways providing access to and from the site.
4. A discussion of relevant noise policies, regulations and standards, including those in the County General Plan, Antelope Valley Areawide Plan and Noise Ordinance (for informational purposes).
5. A discussion of construction noise impacts, based upon proposed construction activities and scheduling information provided by the applicant. The Draft EIR shall evaluate noise impacts from construction based on the duration, nature, phasing and level of various construction activities.
6. A description of typical noise generated by the project during testing and/or race events. Noise generated by project-generated motor vehicle traffic on adjacent sensitive land uses would also be evaluated.
7. Noise modeling shall be conducted to assess increases in noise levels at adjacent noise sensitive locations.
8. A discussion of the project's relationship to and consistency with standards, goals and policies contained in the County General Plan and Antelope Valley Areawide Plan.
9. An evaluation of the compatibility of the proposed land uses with the existing and future land uses.
10. Mitigation measures identified as necessary to avoid or reduce significant noise impacts with an evaluation of their effectiveness based on published technical documents.
11. Cumulative impact analysis and mitigation measures.

5.4 Hydrology/Water Quality

The following scope of work is proposed to define and evaluate this project's potential adverse effect on the hydrology and water quality environments.

1. Analyze water quality management issues and review plans. Typical constituents associated with racetrack runoff are expected to include primarily sediments, oil and grease. If untreated, runoff from the racetrack could degrade surface/groundwater quality in drainage courses on and off site. The County shall require development of a Storm Water Pollution Prevention Plan (SWPPP) to guide water quality protection during the construction and post-construction phases, in compliance with the regulatory requirements of the construction and municipal storm water permit components of the National Pollution Discharge Elimination System. New regulations being adopted by the Regional Board require treatment of 80 to 90 percent of mean annual rainfall. Compliance with these regulations is typically explained in a Storm Water Management Plan (SWMP), including how the proposed treatment measures will be monitored and maintained.
2. Characterize pollutants of concern under existing conditions and following development and assemble information regarding the local and regional regulations related to storm water quality management. The Draft EIR shall review the site design plans for consistency with regulatory criteria and suitability of water quality treatment measures proposed to avoid impacts to local drainage channels and off-site habitat. Where applicable, the Draft EIR shall identify additional opportunities and constraints that bracket selection of best management practices (BMPs) and recommend further measures that are appropriate for the project.
3. Assess impacts to groundwater recharge from the proposed project. Recharge to groundwater is typically reduced when development creates impervious surfaces over areas that were formerly permeable. Under this task the EIR will assess the magnitude and importance of existing recharge, evaluate how recharge will likely change as construction occurs and identify impacts and mitigation measures suitable for maintaining hydrologic support to retained drainage channels or local wells, if applicable. If appropriate, the Draft EIR shall also suggest BMPs to maintain recharge.
4. Describe any other direct, indirect and cumulative impacts on water resources resulting from the proposed project and appropriate mitigation measures.

5.5 Air Quality

The following scope of work is proposed to define and evaluate this project's potential adverse effect on the air quality environment.

1. Describe baseline air quality information, including area topography and meteorology and their influence over air quality, relevant state and federal ambient air quality standards, monitoring data—for the past five years—from the monitoring station(s) proximal to the project site, air quality trends and existing and reasonably foreseeable sensitive receptors near the development site or near roadways/intersections that could be affected by project traffic. Also, identify federal, state and local regulatory agencies responsible for air quality policies, regulations and standards that pertain to the project. Identify major existing sources of air pollutants in the project vicinity, including sources of toxic air contaminants or odorous emissions on the basis of inventory data compiled by the South Coast Air Quality Management District (SCAQMD).
2. Describe the significance criteria/thresholds for evaluating air quality impacts from the SCAQMD *CEQA Air Quality Handbook*.
3. Based on available information from the project applicant, calculate potential emissions from construction activities related to the project. Include emissions from grading, excavation and

building construction. Consider construction haul trips and exhaust emissions from construction equipment. Compare estimated construction emissions with SCAQMD thresholds.

4. Calculate operational mobile and area source emissions for reactive organic gases, nitrogen oxides, particulates and carbon monoxide using the most current URBEMIS model. Additional modeling may be required to determine emissions associated with racecar operations during testing, practice and race events. Calculations associated with spectators and vehicle traffic will be based on the trip generation factors from similar events at similar race track facilities. Compare the estimated emissions to the SCAQMD thresholds.
5. Discuss the potential for the combined emissions from the project and cumulative development to adversely affect air quality or impede attainment of air quality goals. Also, discuss whether the project would conflict with the most recent version of the *Air Quality Management Plan* and other applicable air quality plans. Apply SCAQMD significance criteria to determine the potential for cumulative air quality impacts.
6. Identify mitigation measures as necessary to reduce or avoid any potential project-specific or cumulative impacts to air quality and quantify their effectiveness based on methodologies available from SCAQMD and other sources.

5.6 Biological Resources

The following scope of work is proposed to define and evaluate this project's adverse effect on the biological resources environment and include the following:

1. Field survey methodologies and findings;
2. Characterization and extent of on-site vegetation communities;
3. Special-status plant or wildlife species occurring or potentially occurring on or near the project site;
4. Opportunities the site provides for wildlife movement to surrounding habitat;
5. Sensitive and/or jurisdictional habitats on or near the site;
6. The overall biological value of the habitat on the site;
7. The regional biological context of the project site; and
8. Direct, indirect and cumulative impacts on biological resources resulting from the proposed project and associated mitigation measures.

5.7 Cultural Resources

The following analysis is proposed to address potential project and cumulative impacts to the cultural resources environment.

1. A Phase I cultural resources analysis to identify cultural resources on site.
2. Additional studies as recommended by Phase I cultural resources analysis as mitigation measures.
3. Cumulative impact analysis and relevant mitigation measures

5.8 Aesthetics

The following scope of work is proposed to define and evaluate this project's potential adverse effect on the aesthetic environment.

1. Describe the existing visual character of the project site, focusing on site features such as topography, vegetation, existing light sources and the site's relationship to nearby uses. Work will be based on a site reconnaissance.
2. Provide text, documenting views from selected publicly accessible viewpoints, focusing on features of the project site and the site's relationship to the rest of the field of view. The primary viewing audience in the area would be motorists on Highway 138, and the site would also be visible from residential uses that occur infrequently in the project area.
3. Summarize applicable policies or regulations related to visual quality, including policies from the County of Los Angeles General Plan and Antelope Valley Areawide Plan. The impact of the project on designated trails and scenic highways shall be described.
4. Based on the information from Tasks 1 through 3, work with the County staff to define important view perspectives as they relate to the project site and vicinity.
5. Through view simulations, evaluate the visual impacts of the proposed project with respect to defined significance criteria, focusing on changes to existing visual character, effects on defined scenic views and removal of identified scenic resources. Use objective indicators such as removal of vegetation and trees, changes to topography and obstruction of identified views.
6. Evaluate potential light and glare impacts from new sources and determine whether they would substantially degrade the existing visual character of the site or area.
7. Describe and evaluate mitigation measures proposed as part of the project. Identify, as necessary, additional mitigation measures for avoidance or reduction of the identified visual impacts.

5.9 Traffic

A preliminary report defining existing traffic conditions on and near the project has been prepared. The following analysis would be incorporated into the proposed EIR to adequately address potential project and cumulative impacts to the traffic environment.

1. Study area, methods and level of service standards;
2. Description of regional and local transportation network;
3. Existing traffic volumes and levels of service;
4. Programmed roadway improvements;
5. Relevant transportation and circulation features of the proposed project;
6. Trip generation, distribution and assignment;
7. Project-specific impacts (increased congestion, hazards, emergency access, parking and conflicts with alternative transportation policies);
8. Project-specific mitigation measures; and
9. Cumulative impacts and mitigation measures.

5.10 Public Services

Thresholds in the *CEQA Guidelines* indicate that a project would result in significant effects if the project either would alter governmental facilities or would significantly affect acceptable service ratios. The proposed project is situated in an area distant from existing services. To assess potential impacts the EIR would include the following:

1. Document existing conditions in the project area, as appropriate. Contact the police and fire departments by telephone/letter to obtain information on existing conditions, assess the potential impacts of the proposed project, define specific standards and provide input on appropriate mitigation measures.
2. Consult with the fire department to determine the degree of fire hazard associated with the project site and vicinity. Consider the requirements of the latest edition of the California Fire Code or other requirements defined by the fire department.
3. Consult with the sheriff department, including California Highway Patrol, to determine the estimated number of calls that could be expected at the site and the need for additional personnel and equipment.
4. Discuss potential impacts of project buildout in terms of demand for service, ability to provide service and the possible need for construction of additional facilities.
5. Provide mitigation measures proposed as part of the project or recommended by the service providers.

5.11 Public Utilities

The following analysis is proposed to address potential project and cumulative impacts to the utilities environment.

1. Provide information regarding on-site wells and the treatment and disposal of domestic sewage via an on-site septic system.
2. Based on readily available water consumption factors and wastewater and solid waste generation rates, calculate the project's estimated water consumption and wastewater and solid waste generation. Compare with the defined capacities of on-site wells and the capacity of the proposed domestic sewage system.
3. Provide mitigation measures proposed as part of the project or recommendations of the County of Los Angeles Department of Public Works.

5.12 Environmental Safety

The following scope of work is proposed to define and evaluate this project's potential adverse effect from the environmental safety perspective.

1. Document hazardous materials or the generation of hazardous wastes associated with the project. Document policies and measures that would apply to the safe use and disposal of such materials. Landscaping and maintenance activities that would result in the use of landscaping chemicals would also be addressed.
2. Potential surface and groundwater contamination associated with mining operations that occurred on the site historically will be evaluated in the Draft EIR. Mine closure requirements (if any), as defined by the State Division of Mines and Geology, will be evaluated.

5.13 Land Use/Planning

The following scope of work is proposed to define and evaluate this project's potential adverse effect on the land use environment.

1. Discuss existing land uses and features of the project site. Describe and map existing land uses in the vicinity, based on available land use maps, aerial photographs and a site reconnaissance.
2. Discuss and prepare exhibits showing existing County General Plan and Antelope Valley Areawide Plan Land Use designations and Zoning Map districts for the site and vicinity.
3. Discuss anticipated cumulative development in the vicinity, based on General Plan and Antelope Valley Areawide Plan buildout.
4. Evaluate the proposed project's consistency with relevant environmental plans, policies and regulations. In accordance with *CEQA Guidelines* Section 15125(b), the analysis will include

applicable general and regional plans, with the focus on policies intended to avoid or reduce environmental effects.

5. Discuss plan consistency and include Burden of Proof for Plan Amendment and Zone Change. SEA compatibility criterion will also be included. Typically, this discussion will cross reference the analyses of other impacts in the EIR.

5.14 Alternatives

In conformance with the *CEQA Guidelines*, a range of reasonable alternatives that would reduce significant impacts and would foster informed decision making and public participation will be included in the Draft EIR.

5.15 Growth-Inducing Impacts

In conformance with the *CEQA Guidelines*, growth-inducing impacts (i.e., ways the project could foster economic growth or population growth) either direct or indirect would be described and analyzed.

STAFF USE ONLY

PROJECT NUMBER: 02-176

CASES: CUP, ZC, PA

PM26805



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: December 3, 2004

Staff Member: Hsiao-ching Chen

Thomas Guide: viii

USGS Quad: Fairmont Butte

Location: On Avenue D between 150th and 155th Streets, Fairmont Butte

Description of Project: A Parcel Map application to subdivide the subject property into 3 lots. A development of a 3.8-mile racetrack and its accessory facilities totalling approximately 169,908 square feet (see Site Plan for details). The racetrack facility will be leased out normally for use by private racing clubs or automobile companies for car testing purposes. Visitors are generally participants and their family members and friends. Few spectators are expected. Racing events occur during the day time but night time vehicle maintenance could occur and 24-hour security protection is proposed. Project includes a Conditional Use Permit application due to SEA designation; a Zone Change application from A-2-5 to C-R zone on Lot 3 for racetrack operation; a Local Plan Amendment from Non-urban 1/Open Space to Commercial; and a General Plan Amendment from Non-urban to Commercial.

Gross Area: Approximately 322 acres

Environmental Setting: The site is located within the County's unincorporated area known as Fairmont in western Antelope Valley. Southeast portion of the site is located within designated SEA #57 - Fairmont and Antelope Buttes. Broad Canyon runs southwest to north east across the project site at the base of the Butte. The site is surrounded by vacant undeveloped or agricultural land. There is a gravel pit which ceased to operate prior to the applicant purchased the property.

Zoning: A-2-5

General Plan: Non-urban, SEA

Community/Area Wide Plan: Non-urban 1, Open Space (Antelope Valley Areawide General Plan)

Major projects in area:Project NumberDescription & StatusPM2145018 SF lots on 480 acres (withdrew)ZEC3608N/A96-155Hunt club at 30803 310th Street W. (2/22/00 approved)

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIESResponsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
- ☐ Los Angeles Region
- ☒ Lahontan Region
- ☐ Coastal Commission
- ☒ Army Corps of Engineers
- ☐ _____

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☒ State Parks and Rec.
- ☒ US Fish and Wildlife Service
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☒ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☒ DTSC, CWMB
- ☒ CALTRANS
- ☒ SCAG, CHP
- ☒ DOC OMR
- ☒ State Water Resource Control Board
- ☒ Antelope Valley AQMD
- ☐ _____

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☒ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns Area
- ☐ _____

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: Drainage & Grading; Geo Mat. Eng. Div.I; Traffic & Lighting; Land Development Trans. Planning; Env Programs and Water works
- ☒ Health Services: Env. Health, Env. Hygiene
- ☒ Fire Department, Sheriff

IMPACT ANALYSIS MATRIX

		ANALYSIS SUMMARY (See individual pages for details)				
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact	
			Potential Concern			
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	270,000 cy of grading, grading for road improvement
	2. Flood	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broad Canyon
	3. Fire	7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water for fire fighting purposes, private wells
	4. Noise	8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Special event, racing activities
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic system
	2. Air Quality	10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exceed AQMD threshold of significance
	3. Biota	11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEA #57
	4. Cultural Resources	12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Undisturbed area, blueline
	5. Mineral Resources	13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previously mining activities on-site
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Poppy Trail, Scenic Highway, Light & Glare
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Events may bring as many as 2,000 people at one time
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic systems
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Extend service to currently undeveloped area
	5. Utilities	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site currently has no utility services, solid waste
OTHER	1. General	21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Change of character
	2. Environmental Safety	22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Disposal of hazardous waste from racetrack operation
	3. Land Use	23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone change and plan amendment proposal
	4. Pop./Hous./Emp./Rec.	24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Growth inducing effect
	Mandatory Findings	25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Other non-urban and agricultural, SEA
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☒ Yes ☐ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

- ☒ Check if DMS printout generated (attached) Date of printout: 8/21/02
- ☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ **NEGATIVE DECLARATION**, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ **MITIGATED NEGATIVE DECLARATION**, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☒ **ENVIRONMENTAL IMPACT REPORT***, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Hsiao-ching Chen

Date: _____

Approved by: Daryl Koutnik

Date: _____

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?

<u>San Andreas Fault is approximately 4 miles away(per LA Co GP Safety Element - Plate 1)</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?

<u>No landslides (per LA Co GP Safety Element - Plate 5)</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability?

_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?

<u>No high groundwater level nor liquefaction (per LA Co GP Safety Element - Plate 3 and Plate 4)</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

_____ |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? <u>270,000 cy of grading to be balanced on site. Possible road improvement requirements into the Butt area.</u> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

_____ |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

<u>Broad Canyon bisects the property</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?

<u>100-year Flood area of Broad Canyon (Per LA Co GP Safety Element - Plate 6)</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?

_____ |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run off?

<u>Removal of vegetation</u> |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?

<u>Future development will change the existing drainage pattern</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? _____ |

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?

<u>Per LA Co General Plan Safety Element-Plate 7</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?

_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____ |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? <u>Site currently has no water supply.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?

_____ |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?

<u>Fueling tanks on site.</u> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?

<u>Ave D. (Highway 138)</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

_____ |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

<u>Public announcement systems may be used in the racing events</u> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

<u>Car racing events</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____

_____ |

STANDARD CODE REQUIREMENTS

- ☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☐ Compatible Use

Noise Study is required

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☐ ☒ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
Project is proposing water wells
- b. ☒ ☐ ☐ Will the proposed project require the use of a private sewage disposal system?
Project is proposing septic systems
- ☒ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
Broad Canyon on site.
- c. ☒ ☐ ☐ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
NPDES permit will be required for commercial development of this scale
- d. ☒ ☐ ☐ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
NPDES permit will be required for commercial development of this scale.
- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Industrial Waste Permit ☒ Health Code Ordinance No. 7583, Chapter 5
- ☒ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?</p> <p><i>Project is to rezone 276.8 acres into commercial uses.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?</p> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance? <i>Result of rezoning the property into C-R may permit proposed and additional commercial quare footage; Cars racing events</i></p> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?</p> <p><i>Concentration of automotive emissions from the event-generated traffic and racing event itself</i></p> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project conflict with or obstruct implementation of the applicable air quality plan?</p> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p> |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Other factors: _____</p> |

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☒ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☐ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|--------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

<u>SEA #57 - Fairmont and Antelope Buttes</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

<u>Site is undisturbed with natural vegetation and site proposed to be completed used.</u> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?

<u>Broad Canyon bisects the property</u> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

<u>California Poppy Reserve, wildflower field and valley needlegrass grassland</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)?

<u>Juniper</u> |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <u>Swainson's hawk, Le Conte's Thrasher, Burrowing owl, Tehachapi Pocket Mouse, Coast Horned Lizard, Desert Tortoise, California Condor, Mountain Plover.</u> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____ |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☐ Oak Tree Permit
 ☒ ERB/SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☐ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
Broad Canyon
- b. ☐ ☐ ☒ Does the project site contain rock formations indicating potential paleontological resources?
Rocky outcrop in desert floor
- c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?

- d. ☐ ☒ ☐ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

- e. ☐ ☒ ☐ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- f. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

Consult w/ CUS-Fullerton.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological**, **historical**, or **paleontological** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☐ ☒ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- Previous gravel pit on-site.* _____
- b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
- _____
- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

To be discussed in conjunction with "Environmental Safety"

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

<u>Zone change from agricultural to commercial</u>
_____ |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

Lancaster Road (I-138) is secondary scenic highway per LA Co General Plan

- b. ☐ ☐ ☒ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

California Poppy Trail is located approximately one mile southeast of the site

- c. ☒ ☐ ☐ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? The site is largely undisturbed and portion of the site is the Fairmont Butte.

- d. ☒ ☐ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

Site and surrounding areas are undisturbed.

- e. ☒ ☐ ☐ Is the project likely to create substantial sun shadow, light or glare problems? Racing events occur during day time. Therefore, no lighting will be on the racetrack. Night activities are limited to car maintenance and trailers and motor homes staying over night on site. Security lighting will be provided at entrance to the track, the paddock, and the maintenance areas.

- f. ☐ ☐ ☐ Other factors (e.g., grading or land form alteration): _____

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions? <u>Racing events may bring as many as 2,000 people to the site at one time. On an usual race weekend there will be from 150 to 500 racecars. Each car will be accompanied by an average of 3 to 6 people.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions? <u>Large trailers used to bring racecars to the site. Visitor parking is directly related to those who participate in the racing events and their family members/friends.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

<u>Project site is located on Avenue D (i.e., I-138)</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design ☒ Traffic Report ☒ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

N/A

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|--------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?

_____ |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?

_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____

_____ |

STANDARD CODE REQUIREMENTS

- ☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130
- ☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

Project is proposing private septic systems.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools which will serve the project site?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?
_____ |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

Two caretakers' residences are proposed on site. _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <u>The nearest fire station is the Lancaster Fire Station, which is 16.35 miles from the site; The nearest sheriff station is the Lancaster located at 501 West Lancaster Blvd., which is approximately 20 miles from the site.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any special fire or law enforcement problems associated with the project or the general area?

<u>Site and surrounding areas are unpopulated.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors? <u>Closest CHP local Office is 2041 West Avenue "I" Lancaster 93536</u>

_____ |

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☒ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?

Project is proposing to use water wells and water tanks

- b. ☒ ☐ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

Site currently has no water supply.

- c. ☒ ☐ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?

Site is located within an undeveloped area and currently has no utility services.

- d. ☒ ☐ ☐ Are there any other known service problem areas (e.g., solid waste)?

Site currently has no solid waste services.

- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

- f. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|--------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in an inefficient use of energy resources?
<u>Recreational use of gasoline</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community? <u>Site is in undeveloped Fairmont area of Antelope Valley which displays unique geologic features.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?
<u>Approximately 276 acres removed from agricultural zoning</u> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?
<i>Oil storage and fuel station associated with the racetrack operation</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?
<i>Propane tanks, gasoline tanks, and other flammable substances.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
<i>On-site caretakers' residences</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☒ Gasoline and all other hazardous materials on site to be handled according to applicable codes.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property?

<u>Project is proposing commercial type of activities within GP designated non-urban area</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property?

<u>Project includes a Zone Change proposal.</u> |
| c. | | | | Can the project be found to be inconsistent with the following applicable land use criteria: |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria? |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria? |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other? _____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community?

_____ |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?
_____ |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
<i>Commercial development in an undeveloped area</i>
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?
_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
_____ |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a. ☒ ☐ ☐ Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
- Biota
- b. ☐ ☒ ☐ Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
-
- c. ☒ ☐ ☐ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
- Biota, water quality, air quality

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact